

Local Plan

Topic Paper



Social and Community Infrastructure

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1	Introduction and scope	2
2	Existing local plan policy	3
	Play.....	3
	Sport.....	3
	Health.....	4
	Social infrastructure.....	4
3	The wider planning context	6
	The NPPF and PPG	6
	The London Plan	7
4	Assessing development need and engaging with stakeholders	8
	Health and social care.....	8
	Camden and Islington Public Health.....	9
	Emergency services.....	10
	Education and childcare.....	11
	Early years.....	11
	Primary and secondary education	11
	Higher education.....	11
	Play provision.....	12
	Sports and recreation provision.....	13
	Community centres.....	15
	Libraries.....	15
	Burial space	15
	Other relevant consultation responses	16
5	The draft policies.....	18
	SC1 Social and community infrastructure.....	18
	SC2 Play space.....	20
	SC3 Health Impact Assessment.....	20
	SC4 Social value.....	21
6	Conclusion.....	22

Appendix 1: Playspace improvement projects - funded and proposed

1 Introduction and scope

- 1.1 This topic paper provides justification for Strategic and Development Management Policies SC1 (Social and Community Infrastructure), SC2 (Play Space), SC3 (Health Impact Assessment) and SC4 (Promoting Social Value). As well as explaining the council's approach to social and community infrastructure, the paper responds to the comments received in relation to this policy area throughout the Local Plan consultation process.

2 Existing local plan policy

- 2.1 As set out in the draft Strategic and Development Management Policies (SDMP) (examination document reference PD1), social and community infrastructure comprises a wide range of facilities and services that contribute to a good quality of life for residents and visitors to the borough including: hospitals, doctors' surgeries, childcare facilities (such as nurseries), schools and further and higher education institutions, leisure centres and sports facilities, libraries, community centres, recreational and play spaces (including playing pitches) and the emergency services.
- 2.2 One of the key objectives of Islington's adopted Core Strategy (doc. ref. SD34) is promoting neighbourhoods that support a sense of wellbeing, specifically: to reduce health inequalities in the borough by encouraging healthier choices including (but not limited to) the use of open spaces, play opportunities and access to both high quality sports and healthcare facilities. This objective informed a number of policies relating to social and community infrastructure in both the Core Strategy and the 2013 Development Management Policies Development Plan Document (doc. ref. SD35):

Play

- 2.3 Core Strategy Policy CS16 is dedicated to play space and states that opportunities for play in Islington will be maximised through: improving the quality and function of existing play spaces so they provide more play opportunities for different ages groups and children with disabilities; increasing access to play spaces by making play spaces on housing estates welcoming to people from neighbouring areas; sustaining the existing level of play provision per child and promoting informal opportunities for play in the wider environment such as parks, open spaces, civic spaces and streets; exploring opportunities for developing housing amenity spaces into inclusive play facilities; and requiring developers to provide new, inclusive play space as part of new development.
- 2.4 Development Management Policy DM3.6 also relates to play space and requires all major residential developments to make provision for play, based on the scheme's anticipated child yield. Large developments (in excess of 200 residential units) are required to provide on-site, publicly accessible play space. All new play space within development sites should be designed in partnership with the council and a landscape plan should be submitted with major residential applications, including detailed designs for the play provision, designed in accordance with the council's Inclusive Landscape Design SPD (doc. ref. SD48) and the Islington Play Strategy¹. All play space on major residential developments should be accompanied by a Play Space Management and Maintenance Plan which should be agreed with the council and adhered to from then on.

Sport

- 2.5 Policy CS17 of Islington's Core Strategy discusses sports and recreation provision. It states that facilities should be provided for a range of activities and existing provision

¹ A Play Strategy for Islington 2007 to 2012, available from:
<https://democracy.islington.gov.uk/Data/Executive/200709131930/Agenda/PS49.pdf>

will be safeguarded. The quality, capacity and accessibility of sports facilities should be improved where possible to enable their maximum use. Public access to school sports facilities should be facilitated and the use of community centres for sport and recreation activities, and the creation of larger multi-purpose community facilities, should be promoted.

- 2.6 Further to this, Development Management Policy DM6.4 says that developments in excess of 200 residential units or 10,000m² gross external floorspace, or where a specific need is identified by the council, are required to provide new sport and recreation facilities. Where a scheme does provide new facilities a Community Use Agreement will be required to secure public access. Development proposals resulting in the loss of existing sport and recreation provision will be refused unless the facility is re-provided, new facilities meet identified need, replacement facilities are appropriately and accessibly located, the quality of provision is enhanced, and the quantity of provision is maintained, with local population increase provided for.

Health

- 2.7 To promote health and reduce health inequalities, Core Strategy Policy CS19 requires all new development proposals to conduct a prospective Health Impact Assessment (HIA). HIA identify actions that can enhance the positive effects, and mitigate, or eliminate, the negative effects of developments. Policy DM6.1 (Healthy development) requires developments to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well-being. All major developments will be assessed to see if there is any need for additional health services based on the potential occupancy of the development and the capacity of existing services. Where additional need is identified and cannot be satisfactorily addressed through the Community Infrastructure Levy (CIL), mitigation will be secured through planning obligations.
- 2.8 The council will support the provision of new and improved health facilities and their co-location with other community uses. Major developments that are open to the public should provide free publicly accessible toilets and drinking water fountains where appropriate. Developments in locations of poor air quality should be designed to mitigate the impacts of this to within acceptable limits. Similarly, development should not cause harm to air quality and where modelling suggests it would do so mitigation measures should be incorporated into the design of the scheme. Noise sensitive development should be adequately separated from sources of noise such as roads and railways, whilst noise generating developments should be sited away from noise sensitive uses where possible or incorporate appropriate mitigation measures. Finally the policy requires contaminated land to be adequately treated prior to the commencement of development.

Social infrastructure

- 2.9 Policy DM4.12 of Islington's existing Local Plan is concerned with social and strategic infrastructure and cultural facilities. Policy DM4.12 part A does not permit the loss or reduction of social infrastructure uses unless a replacement facility is provided on site that would meet the need of the local population for that specific use, or that specific use is no longer required on site. If seeking to demonstrate that a use is no longer required, an applicant must provide evidence that the proposal would not lead to a shortfall in provision for that specific use within the local catchment; that there is no demand for another suitable social infrastructure use on the site, or that the

site/premises is no longer appropriate for social infrastructure uses; and any replacement or relocated facilities for the specific use will provide a level of accessibility and standard of provision at least equal to that of the existing facility.

- 2.10 DM4.12 part B relates to the provision of social infrastructure and cultural facilities as part of large mixed-use developments. It requires developments that result in additional need for social and cultural facilities to contribute towards new or enhanced facilities, and is addressed through the use of planning obligations or the community infrastructure levy (CIL) as appropriate.
- 2.11 DM4.12 part C is interested in new social infrastructure and cultural facilities. New facilities, including extensions to existing facilities, must be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes. Buildings must be inclusive, accessible, flexible and provide design and space standards to meet the needs of the intended occupiers. They must be sited to maximise the shared use of the facility, particularly for recreational and community purposes; complement the existing uses and character of the area; and avoid adverse impacts on the amenity of surrounding uses.
- 2.12 Parts D, E and F of DM4.12 relate to cultural facilities and strategic infrastructure which are covered by separate policies in the draft Local Plan (see SDMP Policies R1 and R10 regarding cultural facilities and Chapter 9 for strategic infrastructure).

3 The wider planning context

- 3.1 In approaching the review of Islington's social and community infrastructure policies it was important to consider the wider planning context as set out in the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and the London Plan. During Islington's Local Plan review process the NPPF and London Plan have also been subject to revision. The documents referred to in this topic paper are the NPPF published in June 2019 and the London Plan (Intend to Publish version, December 2019).

The NPPF and PPG

- 3.2 One of the overarching objectives of the planning system, as articulated at paragraph 8 of the NPPF is 'to support strong, vibrant and healthy communities ... with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being'. NPPF paragraph 11 states that plans and decisions are required to apply a presumption in favour of sustainable development and strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses. Strategic policies should make sufficient provision for community facilities, such as those for health and education (paragraph 20).
- 3.3 Chapter 8 of the NPPF is concerned with the promotion of healthy and safe communities, and contains a number of requirements relevant to social and community infrastructure. Paragraph 92 states that policies should plan for the provision of community facilities such as meeting places, sports venues, cultural buildings and places of worship and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policies should also ensure that established facilities and services are able to develop and modernise, are retained for the benefit of the community and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 3.4 Local planning authorities are required to take a proactive, positive and collaborative approach to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities (paragraph 94).
- 3.5 Access to opportunities for sport and physical activity is important for the health and well-being of communities and policies should be based on robust and up-to-date assessments of the need for sports and recreation facilities, to determine what provision is needed (paragraph 96). Existing sports and recreational buildings and land should not be built on unless an assessment clearly shows they are surplus to requirements; or the loss would be replaced with equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreation provision the benefit of which clearly outweighs the loss of the existing use (paragraph 97). In the section 'Open space, sports and recreation facilities, public rights of way and local green space', Planning Practice Guidance advises LPAs to refer to Sport England's guidance on how to assess need for sports and recreation facilities (paragraph 37-002-20140306).

- 3.6 The NPPF urges LPAs to support proposals that would make more effective use of sites that provide community services, such as schools and hospitals, as long as the quality of service provided is maintained or improved (paragraph 121).
- 3.7 Planning Practice Guidance provides further detail on planning to meet healthcare and education needs in the section 'Healthy and safe communities'. It states that planning and health should be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care and the wider health and care system (paragraph 53-001-20190722). Local Planning Authorities (LPAs) should discuss their emerging plans at an early stage with the main health organisations such as NHS England, local Clinical Commissioning Groups (CCG), Health and Wellbeing Boards and Sustainability and Transformation Partnerships (paragraph 53-005-20190722).
- 3.8 With regards to education, local authorities are expected to assess the need and demand for school places in their areas (paragraph 53-007-20190722) and allocate sufficient suitable land for schools to meet the need anticipated over the plan period (paragraph 53-008-20190722).

The London Plan

- 3.9 Chapter 5 of the draft London Plan is dedicated to social infrastructure and contains policies S1 (Developing London's social infrastructure), S2 (Health and social care facilities), S3 (Education and childcare facilities), S4 (Play and informal recreation), S5 (Sports and recreation facilities), S6 (Public toilets) and S7 (Burial space). Each policy within the chapter encourages LPAs to carry out a needs assessment and allocate sites suitable to accommodate identified need. Boroughs are encouraged to protect existing social and community infrastructure and to work collaboratively with service providers and other stakeholders in order to plan appropriately for future provision. It is acknowledged in paragraph 5.1.3 that the need for new provision can lack clarity due to, amongst other reasons, uncertainties surrounding the availability of funding.
- 3.10 Policy S1 part D states that development that seeks to make the best use of land, including developments that encourage the co-location of different forms of social infrastructure and the rationalisation or sharing of facilities, should be supported. Part E of the policy requires new facilities to be easily accessible by public transport and where possible located in town centres and high streets. Part F says that proposals resulting in the loss of social infrastructure in an area of defined need (as identified through the borough's social infrastructure needs assessment) should only be permitted where there is a realistic prospect of re-provision that will continue to meet the needs of the community, or the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose facilities to meet future need and sustain or improve services. Paragraph 5.1.3A of the supporting text clarifies that needs assessments should be informed both by an understanding of an area's demographic make-up and socio-economic data (such as indices of multiple deprivation, health and wellbeing indicators etc) and an audit of existing facilities and services. Finally, part G of policy S1 states that redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan.

4 Assessing development need and engaging with stakeholders

- 4.1 The following section discusses the work the borough has done to assess need for social and community infrastructure, including engagement with key stakeholders. Any changes made to the draft policies as a result of representations received in response to the various rounds of consultation are also discussed.

Health and social care

- 4.2 As required by the NPPF and London Plan Policy S2, Islington has engaged with the NHS throughout the local plan review process in order to understand the need for health services in the borough and plan appropriately for future provision. Planning Policy have attended regular meetings of the Haringey and Islington Estates Group which brings together representatives of Haringey CCG, Islington CCG, the Whittington Health Trust, Camden and Islington Public Health and Islington GP Federation, amongst others, to identify where the demand for services is and how this demand can be accommodated. The recommendations of the Estates Group are set out in Islington's Infrastructure Delivery Plan Update Report 2019 (IDPU) (doc. ref. EB12) and have informed the allocation of the following sites in Islington's draft Site Allocations DPD:

ARCH4: Whittington Hospital Ancillary Buildings – although this site was originally allocated in Islington's 2013 Site Allocations DPD the allocation has been amended to reflect the anticipated relocation of St. Pancras Mental Health Hospital from Camden to Islington. This will be an important social infrastructure facility for residents of the borough and beyond, sited in a highly accessible location.

ARCH5: Archway Campus – As with ARCH4 this allocation has been carried forward from the 2013 DPD but amended to reflect changing circumstances. Some continued use of the site for social and community infrastructure is expected and Haringey and Islington Estates Group have suggested that the site could potentially be an appropriate location for a primary care hub.

OIS23: 1 Lowther Road – this site was identified during meetings of the Haringey and Islington Estates Group as suitable for intensification to provide additional space for healthcare or alternative social and community infrastructure uses.

- 4.3 Further to this, there are two sites allocated within the Bunhill and Clerkenwell Area Action Plan associated with healthcare uses:

BC27: Finsbury Health Centre and the adjacent Michael Palin Centre for Stammering - Finsbury Health Centre is a Grade I listed building which is described by Historic England as 'the finest monument to nascent clinical provision in Britain and a brilliant piece of planning ... it was viewed as the prototype on a national level for modern construction and communal architecture such as NHS clinics, and health and treatment centres'. Grade I buildings are considered to be of exceptional interest, a classification applied to just 2.5% of listed buildings². As detailed in the allocation the

² Listed Buildings Identification and Extent, Historic England 2019, available from: <https://historicengland.org.uk/advice/hpg/has/listed-buildings/>

character of the listed building is closely associated with its use, and as such a change of use would not be supported. NHS Property Services responded to the Site Allocations Direction of Travel and Regulation 18 Draft Local Plan consultations arguing that the allocation is not sufficiently flexible and any loss of healthcare facilities at the site should be considered as part of a wider estate reorganisation programme. Whilst Policy SC1 seeks to offer flexibility where estate reorganisation will lead to better public services, in this case the historic importance of the site is felt to warrant particularly heightened protection.

BC38: Moorfields Eye Hospital - it is appropriate to note in this section that Moorfields Eye Hospital and the Institute of Ophthalmology are planning to leave their City Road site in Islington for new world-class facilities just over the borough boundary in King's Cross. This is a significant loss for the borough, and the site allocation signals the council's intention that an element of social and community infrastructure use will be retained at the site. Nevertheless, given the site's location and the limited number of large potential development sites in the area, it is deemed to represent a unique opportunity to support one of the main priorities of the Local Plan by delivering a large quantum of B-use floorspace. More information on this is provided in the Bunhill and Clerkenwell AAP (doc. ref. PD3).

- 4.4 Draft Policy SC3 requires all major developments, and developments where potential health issues are likely to arise, to complete a screening assessment as early as possible in the development process to determine whether a full Health Impact Assessment (HIA) is required. Two objections were received in relation to this policy at the Regulation 19 stage. The Home Builders Federation (representation reference R19.0106) argued that HIAs are superfluous as their aims will be achieved by other Local Plan policies. Kentucky Fried Chicken (R19.107) suggested that the policy is not sound and the requirement for HIAs from 'developments where potential health issues are likely to arise' should be deleted.
- 4.5 The council considers that HIAs are an important tool in ensuring that proposals fully explore the potential health impacts of development. As a requirement, HIAs are well established and are also sought by the London Plan. They improve the quality of schemes and therefore do add value. The council has prepared guidance to assist with the production of HIAs, which should help to ensure that the process is not too onerous or costly. Policy S3 states that HIAs should be proportionate to the size of the development, and the council will determine what constitutes a 'development where potential health issues are likely to arise' on a case by case basis. Paragraph 3.176 of the policy's supporting text states that hot food takeaways (HFTs) may trigger HIA screening (not a full HIA) but it is not an explicit requirement. As evidence suggests that HFTs contribute to obesity, a significant health impact, it is relevant to refer to them as a potential trigger for HIA screening. The format and scope of the HIA will depend on the proposal.

Camden and Islington Public Health

- 4.6 In response to the consultation on the Regulation 18 draft of the Local Plan, Camden and Islington Public Health submitted a Health Impact Assessment (HIA) of the Strategic and Development Management Policies. The HIA concluded that overall the policies in the Local Plan support health improvement and underpin the council's vision of tackling inequalities, including health inequalities, in the borough. The HIA made a number of recommendations intended to further strengthen the Plan and its objectives, and has been incorporated into the borough's Integrated Impact

Assessment (IIA) (doc. ref. PD4). Of particular relevance to the social and community infrastructure policies was the recommendation that the Local Plan should require developers to show evidence of engagement with relevant bodies where their proposals involve the loss, relocation or provision of new healthcare premises. The council has revised the paragraph detailing its expectations of the content of Community Needs Assessments in response to this representation (see paragraph 3.158 of the Regulation 19 draft). Amendments have also been made to the supporting text of policy SC3 in response to the suggestion that HIAs should be proportionate to the size of a development and not limited in their scope to considering access to health services.

Emergency services

- 4.7 As set out in the IDPU, although emergency services in London tend to operate within specific catchment areas, they are planned and operated at a London-wide level. An estate rationalisation programme involving the London Fire Brigade (LFB) led to the closure of Clerkenwell Fire Station in 2014, whilst plans by the Metropolitan Police Service (MPS) suggest that Holloway Police Station is earmarked for closure. These sites have been allocated in the draft Site Allocations DPD:

FP7: Holloway Police Station – The site allocation supports the redevelopment of Holloway Police Station for residential use with office/workspace uses on the ground floor, subject to the loss of social infrastructure on the site being justified. The MPS submitted representations to the Regulation 19 Draft Local Plan consultation supporting the allocation but suggesting they should not have to justify the loss of social infrastructure (R19.0155). They also consider that the site is not suitable for ground floor office/workspace uses. The council does not agree that the allocation should be amended as a police station is an important part of an area's social and community infrastructure and such losses should be assessed against the requirements of policy SC1. As the disposal forms part of an estate rationalisation programme it should not be unduly onerous for the MPS to collate and provide evidence that complies with the requirements of the policy. With regards to the requirement for ground floor office/workspace uses, the site is located within Finsbury Park Town Centre in close proximity to Finsbury Park Station. Policy SP6 of the SDMP requires development in the Town Centre to maintain the predominantly commercial nature of the area and is clear that residential development will only be suitable on upper floors.

BC24: Clerkenwell Fire Station – As detailed in the Bunhill and Clerkenwell AAP, Clerkenwell Fire Station was one of the first purpose-built fire stations in London and is of significant historical interest, underlined by its elevation in September 2019 from Grade II to Grade II* listed status. It occupies a prominent location on Rosebery Avenue and provides an important development opportunity. The allocation is clear that an element of social and community infrastructure should be retained on the site, although it is considered that the site could also deliver much needed housing, particularly genuinely affordable housing.

- 4.8 The MPS responded to the Regulation 18 and 19 Local Plan consultations suggesting that until CIL is collected to support police infrastructure, planning obligations should be used to secure contributions towards the police. As set out in the Consultation Statement supporting Islington's draft Local Plan (doc. ref. PD7), this is a matter for any future review of Islington's CIL and/or Planning Obligations SPD.

Education and childcare

Early years

- 4.9 The Childcare Act (2006) places a duty on local authorities to ensure that there are enough childcare places to enable parents to work or train, and also to ensure that there are sufficient funded early education places for all three and four year olds within the local authority area. The draft London Plan estimates that demand for childcare places in London is growing by 4,000 places a year, suggesting that an additional 88,000 places will be required across the city between 2019 and 2041.
- 4.10 The draft social and community infrastructure policy will protect existing childcare settings from changes of use and support proposals for new and extended childcare facilities. Draft site allocation OIS6 requires the provision of a replacement nursery at 100 Hornsey Road following any development of the site.

Primary and secondary education

- 4.11 As set out above both the NPPF and London Plan require LPAs to take a proactive approach to ensuring that sufficient school places are available to meet demand. The Department for Education (DfE) submitted comments to Islington's Regulation 18 consultation regarding school place planning and the need to allocate land to ensure sufficient school places are available to support future population growth. School place planning work carried out by LBI, based on population projections, indicates that there will not be a shortfall in either primary or secondary school provision within the borough over the next ten years. This work factors in the additional 60 primary school places that will be offered by the City of London Primary Academy on the site of the former Richard Cloudesley school on Golden Lane (site allocation BC15) once development is complete. Based on this evidence, the borough has not allocated any additional sites for schools as part of the Local Plan review. Detailed information on primary and secondary school capacity is set out in the IDPU.
- 4.12 In further representations to the Regulation 19 consultation (R19.0166), the DfE suggested that policy SC1 should state that where development generates additional school place demand it will be required to contribute towards meeting such demand. It is not considered necessary to amend policy SC1 to refer directly to school places as the existing wording supports the provision of new social and community infrastructure subject to assessment against other Local Plan policies, and states that this will be funded through CIL and/or planning obligations where appropriate.

Higher education

- 4.13 Islington is well provided for in terms of higher education, with a number of universities operating in the borough. London Metropolitan University (LMU), City University of London and Queen Mary University of London (QMUL) are primarily based in the borough whilst the University of Liverpool's London campus is located in Finsbury Square. The University of the Arts London (UAL) also has a presence in Islington, with a London College of Fashion campus on Golden Lane, although they are intending to move into new premises at the Olympic Park in Stratford by 2022.
- 4.14 Both LMU and UAL responded to the Regulation 18 consultation suggesting that higher education institutions should be included in the list of recognised public bodies that might wish to justify a loss, reduction or relocation of social and community

infrastructure as part of a wider estates rationalisation strategy. This was judged to be a reasonable suggestion and the drafting of the policy has been amended accordingly. UAL submitted further representations to the Regulation 19 consultation stating that the amendment does not give them sufficient comfort as they do not fall under the generic public sector definition, and requested that policy SC1 part D (iii) be amended to refer specifically to higher educational/university institutions (R19.0163). The council does not agree that further amendment to the policy is necessary as paragraph 3.159 of the supporting text clearly states that 'a public sector body's estates programme can include those produced for ... higher education institutions'.

- 4.15 LMU also submitted detailed representations regarding their allocated sites (site references NH13 and NH14) which are discussed in the Site Allocations Topic Paper (doc. ref. SD23).

Play provision

- 4.16 Draft new London Plan policy S4 states that boroughs should prepare Development Plans that are informed by a needs assessment of children and young person's play and informal recreation facilities. Play provision in Islington is varied and includes 12 adventure playgrounds and 16 children's centres offering stay and play sessions for younger children alongside childcare, early years' education and other family support services. Islington's Open Space, Sport and Recreation Assessment (2009)³ audited 276 play and youth facilities located within parks, gardens and other open spaces. Over three quarters of these (213) feature fixed play equipment whilst the remaining 63 sites solely feature youth facilities, such as multiuse games areas (MUGAs). 198 of the 276 sites are located within the borough's housing estates, which was found to present a barrier (either real or perceived) in terms of access for non-estate residents.
- 4.17 Only 9% of the audited sites have provision suitable for all children and young people (aged 0-18); whilst 31% of sites cater for two age groups (largely the under 5s and 5-11 year olds). The majority of sites (61%) cater for a single age group, although within this category provision is fairly evenly split (35% of sites cater for the under 5s; 26% cater for 5-11 year olds; and 39% are aimed at children and young people aged 11 and over). The audit found that 68% of the borough is outside of the recommended catchment for play facilities for the under 5s, who require provision to be closer to their homes than older children who are more able and more likely to travel to reach play facilities. Highbury West and Highbury East wards were found to be particularly deficient in play space provision.
- 4.18 The findings of the 2009 audit are still considered to be valid in terms of the general level of provision, although improvement works have taken place at a number of play spaces since the audit was carried out. Focusing on projects funded from developer contributions, £6.8 million has been allocated to schemes in the borough's parks, estates and gardens involving play space improvements. For example, £2.1m of S106 and CIL funding has been allocated to a major improvement project at Barnard Park, which includes refurbishment works to the playground building, play areas and sports facilities. S106 and CIL funds have also been allocated to projects delivering playground improvements at St. Luke's Estate, Peregrine House and Quaker Gardens.

³ London Borough of Islington, Open Space, Sport and Recreation Assessment (2009), available from: <https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/planningandbuildingcontrol/publicity/publicconsultation/20192020/20190903openspacesportandrecreationppg17assessment2009.pdf?la=en&hash=ACBB6DC6662C6C96EFE71F0E4EF6C5B72731774B>

A further £2.7 million of play space improvement works have been identified through the council's Community Plans process for future investment (see Appendix 1).

- 4.19 Consultation responses to draft policy SC2 were limited but generally supportive of the council's intention to protect existing play facilities and secure additional, free to use, publicly accessible play space. Sport England's response to the Regulation 19 consultation said the policy 'will provide physical and mental wellbeing benefits' (R19.0119). One prospective developer and the Home Builders Federation (R19.0106) did object to the policy in response to the Regulation 19 consultation, suggesting that part C of the policy is unjustified as it requires all major developments to make provision for play space. They argued this could represent an obstacle for some small site developments, particularly tightly bounded small brownfield sites, and should be made more flexible. The council consider the policy already contains sufficient flexibility - it requires 'appropriate' on-site provision which 'must be proportionate to the anticipated increase in child population' resulting from the development. The details of what is deliverable on a specific site will be assessed as part of the planning application process, but it is appropriate that the policy requires developers to give play space due consideration.

Sports and recreation provision

- 4.20 The NPPF, PPG and London Plan require LPAs to assess the need for sports and recreation facilities and determine what provision is needed, as set out in section 3. The council has engaged with Sport England throughout the drafting of the social and community infrastructure policy. In their response to Islington's Scope of the Review consultation in 2017, Sport England acknowledged that the emerging policy broadly aligned with their objectives to protect and enhance existing facilities and provide new facilities, but stated that in the absence of a Playing Pitch or Built Facility strategy they would be likely to object to the Local Plan policies on the basis they were not supported by a robust and up-to-date evidence base. They offered a more detailed response to the Regulation 18 consultation in November 2018, objecting that policy SC1 was not supported by a robust evidence base for sports facilities and arguing that a single policy was insufficient to cover the intended range of social and community facilities.
- 4.21 Since this response was made Islington has finalised its Sport Facility Update (2018), which was carried out in consultation with Sport England, and follows the methodology set out in Sport England's Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (2014)⁴. As Islington has such a small supply of natural turf pitches, it was agreed with Sport England at the start of the update process that instead of doing a full Playing Pitch Strategy, the Sports Facility Update would check on pitch supply with the relevant pitch sport governing bodies and consider the extent to which the borough's demand for pitches is exported to neighbouring boroughs.
- 4.22 The Sports Facility Update draws clear conclusions regarding areas of the borough where access to sports provision is deficient and outlines specific projects that should be prioritised for future investment. Conclusions of note include:
- There is a deficit of low-cost, accessible sports facility provision around the Cally corridor/Bemerton Estate area

⁴ Sport England, Assessing needs and opportunities guide for indoor and outdoor sports facilities (2014), available from: <https://www.sportengland.org/media/3599/20140722-anog-published.pdf>

- There is a need for a replacement facility in Finsbury/the south of the borough
- Residents do not prioritise leisure centres so future attempts to address barriers to sports and exercise should have a community-led focus
- Local sports clubs are struggling to meet their training needs due to the cost/availability of sports hall hire in the borough, and this is a particular issue for netball and basketball
- Islington exports demand for football pitches to other boroughs, underlining the importance of protecting the borough's existing pitches.

- 4.23 Sport England have reviewed the Sport Facility Update and confirmed that it addresses most of the matters they would expect from a strategy document, given that they had agreed the borough's approach to assessing playing pitch need. They have requested that the council continue to monitor access to facilities in neighbouring boroughs to ensure that Islington residents have use of such facilities, and that Islington work closely with other boroughs to ensure that its existing and future exported demand continues to be accommodated. They have stated that whilst they cannot formally 'sign-off' the document in the absence of a full Playing Pitch Strategy, they do consider that it is proportionate and sufficient to inform Local Plan policies.
- 4.24 In their response to the Regulation 18 consultation Sport England argued that sports provision warrants a standalone policy. In the council's view policy SC1 has been drafted with all types of social and community infrastructure in mind, including sports halls, leisure centres and other types of sporting facilities and is sufficiently detailed and robust to offer protection to Islington's sports facilities. It is important to note that playing pitches and other outdoor facilities are also protected by the council's green infrastructure policies, specifically policy G2: Protecting Open Space, which is discussed in the Green Infrastructure Topic Paper (doc. ref. SD17).
- 4.25 In their Regulation 18 representations Sport England raised a concern that the wording of parts D and E of policy SC1, regarding replacement facilities needing to be at least equal to what went before, did not clearly reflect NPPF paragraph 97. To clarify the intention of this policy the drafting has been amended to require replacement facilities to be at least equivalent in terms of quantity, quality and accessibility to the existing/former facility. Sport England was also concerned about the requirement in parts D and E of the policy for developers to submit a Community Needs Assessment if they wish to demonstrate that social infrastructure is no longer needed on a site, as in their view the need for sports provision should be informed by borough-wide assessments. In response Islington has amended paragraph 3.158 of the supporting text to state explicitly that borough-wide assessments of need may also inform the determination of planning applications.
- 4.26 As set out in the draft Bunhill and Clerkenwell AAP, the council has plans to redevelop Finsbury Leisure Centre and the Sport Facility Update states that there is a need for a replacement facility in Finsbury/the south of the borough. Site allocation BC4 of the AAP relates to the leisure centre and sets out that new high quality leisure facilities will be required as part of the redevelopment.
- 4.27 In their response to the Regulation 19 consultation (R19.0119), Sport England were more generally supportive of policy SC1 which they suggest contains many facets of Sport England's Active Design Guidance principles such as the co-location of facilities, walkable communities, connected walking and cycling routes and appropriate infrastructure. They explicitly support part F of the policy, which they said provides a

positive approach to enabling community access to sports facilities in line with NPPF paragraph 121. They also support the use of the Council's updated Sports Facilities evidence to inform Community Needs Assessments, as set out in paragraph 3.156 of the policy's supporting text.

Community centres

4.28 The availability of community centres in the borough has relevance to other forms of social and community infrastructure, including early years' services, play provision and sports and recreation facilities. Community centres are used for a wide range of activities including sports and leisure, after-school and holiday provision for children and young people, drop-in services for older people and as meeting space for the wider community. As set out in the IDPU, community centre provision in Islington is extensive although largely made up of small and medium facilities located on housing estates. The community centres are evenly spread across the borough, and there are no current concerns with the level of provision. Specific national standards for community facilities do not exist, although the IDPU cites guidance suggesting that the catchment population necessary to sustain one community centre is 4,000 people. Given Islington's densely populated nature, achieving the necessary population level in the vicinity of a community centre has not been a problem. Funding the ongoing maintenance and management of facilities is an issue however, and it is considered there may be some scope for the consolidation of the borough's community centres to create more sustainable facilities better able to meet the long-term needs of the community.

4.29 Whilst draft policy SC1 seeks to protect social and community infrastructure it is open to the co-location of such facilities with other uses, particularly affordable housing, where this would make more efficient use of land. This approach is consistent with the guidance in the NPPF and London Plan.

4.30 One site in the Site Allocations DPD is specifically allocated for community centre use:

OIS13: Roundhouse Community Centre – the allocation requires the re-provision of the community centre building which previously stood on the site and suggests that some residential use may also be acceptable.

Libraries

4.31 Islington has 10 libraries located throughout the borough, which is considered to be sufficient for a borough of Islington's size. It has therefore not been necessary to allocate any sites for additional library provision, although it is recognised that a number of the libraries could benefit from improvement works as set out in the IDPU.

Burial space

4.32 Policy S7 of the draft London Plan requires boroughs to ensure provision is made for the different burial needs and requirements of London's communities and support development proposals for new burial provision. Cross-borough and/or sub-regional working is encouraged where appropriate to tackle burial space shortages.

- 4.33 Islington is one of five London boroughs that do not contain any operational cemeteries within their boundaries, although it co-owns Islington & St Pancras Cemetery in East Finchley with the London Borough of Camden and is the sole owner of Trent Park Cemetery in Enfield⁵. Islington has recently extended Trent Park Cemetery and owns more land in the area which could be used for burials in future. The borough has also opened a new mausolea section at Islington & St Pancras Cemetery, offering an alternative to traditional below ground burial. Islington is satisfied that it has sufficient burial space provision for the foreseeable future.

Other relevant consultation responses

Social Value

- 4.34 The Social Value Portal submitted representations to the Regulation 19 consultation supporting policy SC4 – Promoting Social Value – which they consider will deliver significantly more value for communities directly and indirectly affected by new development (R19.0080). They suggest that the council should adopt the National Social Value Measurement (TOMs) Framework as the basis for developers to assess social value. The TOMs comprise 5 themes, 17 outcomes and 35 measures developed in collaboration with local government and private sector organisations. The representations suggest that they meet the requirements of the Social Value Act as they are proportional and relevant to the contract; level the playing field for all developers whatever their size and capabilities; provide a means of consolidating answers into a single value which will help planning officers benchmark proposals; and allow organisations to report the additional financial (social) value created by each development.
- 4.35 The level of detail associated with the TOMs is not appropriate for inclusion in a Development Plan Document but as stated in the policy's supporting text, the council may provide further guidance on delivering social value through an SPD. This will provide an opportunity to explore how the TOMs can help to embed the social value approach in Islington.
- 4.36 In their Regulation 19 representations (R19.0106) the Home Builders Federation objected to policy SC4, considering it to be ineffective and contrary to national policy. They feel there is a risk that applications could be arbitrarily rejected on the basis of being deemed to have failed to promote social value sufficiently. They believe the overall objective of making sure that residential development contributes to wider social good will be met through other policies, such as those on affordable housing, play space and biodiversity.
- 4.37 The council considers these objections to be without merit as the intention of the policy is to encourage developers to consider measures they can make to deliver improved social value from the very beginning of the development process. It is not considered to be unduly onerous and supports the NPPF objective of achieving sustainable development by taking local circumstances into account and reflecting the character, needs and opportunities of each area (NPPF paragraph 9).

⁵ An Audit of London Burial Provision – A report for the Greater London Authority by Julie Rugg and Nicholas Pleace, Cemetery Research Group, University of York 2011, available from: https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Audit%20of%20London%20Burial%20Provision.pdf

The Greater London Authority

- 4.38 In response to the social and community infrastructure section of Islington's Scope of the Review consultation in February 2017, the GLA welcomed the reference to the Mayor's Social Infrastructure Supplementary Planning Guidance (SPG) (2015) and supported the need to gather evidence regarding demand for facilities in the borough. They did not offer further comment on the social and community infrastructure policies in their response to the Regulation 18 consultation, other than to welcome Policy SC3 (Health Impact Assessment) and confirm that it is in line with Policy GG3 (Creating a healthy city) of the draft London Plan. The GLA's response to the Regulation 19 consultation (R19.0177) makes no reference to this policy area.

5 The draft policies

- 5.1 In the draft Local Plan the content of existing policy DM4.12 has been separated into three areas – social and community infrastructure (policies SC1-SC4), strategic infrastructure (policies ST1-ST4) and culture and the night-time economy (policy R10). While policies relating to health, play and sport are separate and dispersed in Islington's adopted Development Plan, the draft SDMP document draws these policies together as they all form part of the borough's social and community infrastructure. The draft policies, and any significant variations from existing policy, are outlined below.

SC1 Social and community infrastructure

- 5.2 Although it is considered that Islington's adopted social infrastructure policy DM4.12 (parts A-C) has been working well in practice and does equip the borough to resist proposals that would result in the loss of facilities that are needed by the community, experience of implementing the policy has prompted some changes.
- 5.3 The most significant amendment is the explicit reference in draft SDMP Policy SC1 (Social and community infrastructure) to public sector estate rationalisation plans.

SC1 Part D: The council will not permit any loss of social and community infrastructure uses unless:

(iii) The proposal involves the loss/reduction/relocation of social and community infrastructure uses as part of a rationalisation of a recognised public sector body's estates programme. The applicant will be required to provide a Community Needs Assessment demonstrating details of rationalisation, including that they have considered the needs of service users as part of any rationalisation strategy.

- 5.4 Existing policy DM4.12 does not differentiate between development proposals drawn up by private interests and those put forward as part of the estate rationalisation programmes of large public sector organisations. This is at odds with the approach taken in the draft London Plan, as outlined in section 3 above, which suggests that some loss of social and community infrastructure may be justified where it is part of a public service transformation plan aimed at delivering improved services. The intention of the revised policy wording is therefore to strengthen the protection given to social and community infrastructure through the introduction of a clearer marketing and vacancy requirement and the requirement to carry out a Community Needs Assessment, whilst also introducing a degree of flexibility to enable public sector organisations to rationalise their estates where services and facilities need to evolve to meet changing community needs. There is an expectation that organisations involved in rationalisation programmes should be able to robustly justify any change to their services and demonstrate that they have carefully considered the needs of service users. Where this is not satisfactorily demonstrated, and/or it is clear that proposals will have a detrimental impact on the community, permission will be refused.

- 5.5 All applicants proposing schemes that would lead to the reduction or loss of social and community infrastructure uses, whether as part of an estates rationalisation programme or not, will be required to submit a Community Needs Assessment:

Community Needs Assessment: Document which assesses proposed loss/reduction/relocation of social and community infrastructure uses. The scope of the assessment will need to be agreed with the council at the earliest possible stage of the planning process, ideally pre-application. As a minimum, the assessment will be expected to cover:

- Engagement with all relevant bodies/organisations involved in provision of services, which may not be solely the service providers e.g. NHS Islington Clinical Commissioning Group and the relevant NHS Health Trust where a proposal involves primary or secondary health care premises.
- Evidence which demonstrates an understanding of service users, expected future service users and former service users where need is said to have declined.
- Explanation of the change in service, and how the service will be better provided elsewhere.
- Details of why the facility no longer meets specific needs because of physical constraints of the site/facility or changing user requirements; and
- Evidence of consultation with existing/former users of the social and community infrastructure use in relation to the proposed changes.

- 5.6 The Community Needs Assessment has been introduced to ensure that any developer proposing changes to social and community infrastructure gives proper consideration to the potential impacts of their development on the community, and sits alongside a requirement to provide at least 12 months evidence of marketing activity for the site. It will not be sufficient to present evidence of a site or facility's vacancy as justification for its loss if no effort has been made to find an alternative social and community infrastructure use for the site. This includes offering the site/facility at an appropriate rent for its current/permitted use and not the rent that an alternative land use, such as housing or offices, might attract. Experience has shown that the use of some facilities has been effectively barred by landowners who wish to see a change of use on their site. One of the aims of this policy is to make it harder to claim that a facility is no longer needed when the reality is that it has been subject to unreasonable rents, deliberately left empty or run down by the owner to deter use.
- 5.7 The final significant change to Islington's social infrastructure policy is the introduction of a requirement for appropriate developments to incorporate Changing Places toilets, as set out at SC1 part H. As detailed in the draft London Plan, Changing Places toilets are designed for assisted use, are larger than standard accessible toilets and have additional features. In their absence, people with profound and multiple impairments can be limited in terms of where they can go and how long they can plan to be away from home. It is not anticipated that every new or refurbished social and community infrastructure facility will be able to incorporate Changing Places toilets but larger facilities that will be open to the public, such as leisure centres, libraries and healthcare facilities, should make provision in line with the guidance set out in British Standard BS8300-2:2018.

SC2 Play space

- 5.8 Objective 4 of Islington's draft SDMP is concerned with children and young people and making Islington the best place for all young people to grow up. This objective reflects the work of the Islington Fair Futures Commission, which spent a year talking to children, young people, residents and experts, and drafted a series of recommendations on how Islington could become a better place for children⁶. Opportunities to play are an important component of making Islington a more child-friendly place. Although play spaces are part of Islington's social and community infrastructure and therefore protected under policy SC1, in order to underline the council's commitment to making the borough more playable and inclusive for children and young people, some more specific requirements are set out in policy SC2.
- 5.9 Draft Policy SC2 makes clear that the loss of existing play space in the borough will not be acceptable unless there will be replacement provision of equivalent size and functionality that meets the needs of the local population. Similarly, the policy is explicit in its protection of the borough's twelve adventure playgrounds. Major residential developments will be expected to provide publicly accessible play space on-site that is proportionate to the anticipated child yield of the development, and all developments will be expected to provide playable public space where possible to encourage children to move around the borough freely and safely. As set out in the supporting text to the policy (paragraph 3.172) and the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG⁷, the concept of playable space involves making alterations to the public realm to make it more usable for children's active play. Playable spaces do not replace the need for formal play provision but seek to ensure children feel their use of a range of spaces, including streets, walkways, pavements and various forms of public open space, is legitimate. Playable spaces typically include some design elements that have play value and signal to children and young people that their use of the space is welcome.

SC3 Health Impact Assessment

- 5.10 Policy SC3 part A requires all major developments, and developments where potential health issues are likely to arise, to complete a screening assessment to determine if a full Health Impact Assessment (HIA) is required. This differs from the adopted policy, DM6.1 part A, which required all large developments to submit a full HIA. The screening assessment will generally be proportionate to the size of the development; the larger the development the more detailed the responses to the questions will be expected to be, whereas smaller developments are more likely to provide a brief summary. Where the screening assessment indicates that a full HIA is necessary it should be carried out as early as possible in the development process and its scope must be agreed with the council's Public Health department. The aim of the assessment is to identify all the potential health impacts of the proposed development and recommend measures to enhance positive impacts and mitigate adverse impacts. Where a potentially significant health impact is identified, detailed actions that will be

⁶ Fair Futures Commission, A Future For Us (2018), available from:

https://www.fairfutures.org/app/uploads/2018/02/Fair_Futures_Report_Web_Final.pdf

⁷ Mayor of London, Shaping Neighbourhoods: Play and Informal Recreation SPG (2012) available from:

https://www.london.gov.uk/sites/default/files/osd31_shaping_neighbourhoods_play_and_informal_recreation_spg_high_res_7_0.pdf

taken to mitigate adverse impacts should be submitted. Public Health will offer support and advice in such instances.

SC4 Social value

- 5.11 The draft Local Plan also introduces a new policy that falls under the social and community infrastructure umbrella - SC4: Promoting Social Value. Social value is the additional benefit that can be secured for the community from a commissioning or procurement process over and above the direct benefits of the goods, services and/or outcomes procured. The Public Services (Social Value) Act 2012 introduced a duty on local authorities to have regard for economic, social and environmental wellbeing in connection with Public Service contracts. Authorities must consider how what is proposed to be procured might improve the economic, social and environmental wellbeing of the relevant area, and how, in conducting the process of procurement, it might act with a view to securing such improvement.
- 5.12 As well as considering how it can secure social value through its own procurement processes, Islington Council is seeking to promote the approach more widely and encourage private sector organisations to think about how they can use their spending power to improve the wellbeing of the community. The intention of policy SC4 is to embed the social value approach in the planning process. Developers are encouraged to think more carefully about how their scheme can benefit the community over the lifetime of the development and adopt measures to achieve this. For example, employment generating developments could review their recruitment policies to ensure they are inclusive and/or promote flexible and accessible work placements to help people into work who might otherwise find it difficult for a number of reasons, such as learning difficulties, their ex-offender status or mental health issues.

6 Conclusion

- 6.1 It is considered that policies SC1 to SC4 of the draft Local Plan are in general conformity with national and regional guidance as set out in the NPPF, PPG and draft new London Plan and will provide a robust basis for securing and protecting the social and community infrastructure necessary to support the Local Plan's objectives with regards to creating a safe and cohesive borough for all; making Islington the best place for young people to grow up; creating a healthier environment for all; and ensuring residents can lead healthy and independent lives. Representations received in response to the various rounds of consultation on the draft Local Plan have been broadly supportive of the social and community infrastructure policies and where concerns have been raised the council is confident that they have been thoughtfully and appropriately addressed.

Appendix 1: Playspace improvement projects - funded and proposed

Information on CIL/106 funding that has gone towards play spaces

Ward	Project	Funding total	Completed or being implemented?
Barnsbury	Barnard Park Renewal: Major redevelopment of Barnard Park. Works will include the refurbishment of the playground building as well as refurbishments to the play areas, sports facilities and pathways.	£2.1m	Being implemented.
Bunhill	St. Luke's Estate open space and podium garden improvements: Playground improvements to be delivered as part of wider works.	£200,000	Being implemented.
Bunhill	Peregrine House Gardens: Playground improvements to be delivered as part of wider works.	£300,000	Being implemented.
Bunhill	Quaker Gardens: Playground improvements to be delivered as part of wider works.	£94,733	Being implemented.
Bunhill	Radnor Street Park – play: Project to provide additional play equipment	£50,000	Being implemented.
Bunhill	Prior Weston Primary School – Outside Play Spaces: Areas for development include; resurfacing, replace net cover over pitch, replace the climbing equipment, provide space for active play and quiet spaces and provide shelter and shade for use in all weathers.	£200,000	Being implemented.
Bunhill	Wenlake Estate Playground: The scheme delivered improvements to the Wenlake Estate playground	£47,000	Completed.
Bunhill	Stafford Cripps Estate – open space: Playground improvements delivered as part of wider works	£56,500	Completed.
Bunhill	Pleydell Estate, Radnor Street – Play area & Open Space: This scheme delivered a new roundabout, paths, lawn areas and seating.	£70,000	Completed.
Bunhill	Moreland Children's Centre rooftop terrace community play garden: This scheme delivered a community play garden on the large first floor terrace of the Children's centre.	£40,000	Completed.
Bunhill	Seward Street Playground: This scheme involved improvements to the existing playground to make the space publicly accessible.	£520,000	Completed
Caledonian	Improve Lumpy Hill Adventure Playground: The scheme will redesign the main entrance to the adventure playground.	£50,000	Being implemented
Caledonian	Crumbles Castle Adventure Playground Improvements: Investment to provide a better quality playspace	£135,000	Completed
Caledonian	Thornhill Square – Play Area: To re-surface the play area.	£44,320	Being implemented.
Caledonian	Caledonian Estate Improvements: Refurbishment and upgrading of central play space on estate.	£67,000	Completed
Canonbury	Almorah Community Centre: This scheme will involve the redevelopment of the outside areas, to create a playground and community garden.	£49,800	Being implemented.
Canonbury	Improved Play area on Marquees Estate (Caldy Walk). The works will deliver an improved play area in Caldly Walk	£39,000	Being implemented.
Canonbury	Nightingale Park – roundabout replacement. Replacement of roundabout play equipment delivered.	£4,000	Completed.

Clerkenwell	Weston Rise Estate multi-use games area: This scheme will convert the football pitch to a multi-use games area.	£150,000	Being implemented.
Clerkenwell	MUGA on Spa Green Estate: Groundwork London, a charity that works with communities, has delivered a new Multi-use games area at the Spa Green Estate which has replaced the old football pitch.	£19,300	Completed.
Clerkenwell	Spa Fields: The existing fencing around the MUGA was replaced and additional sports facilities and new floodlights were also installed.	£30,000	Completed.
Finsbury Park	Bennett Court Playground: New play equipment, safety surface and possible refurb of playground perimeter.	£135,000	Being implemented.
Finsbury Park	Woodfall Park Improvements: The feasibility of a whole park renewal are currently being explored	£544,565	Being implemented
Finsbury Park	Corker Walk – Pitch and wayfinding: a single multi-use ball games area has been delivered for Andover Estate residents.	£445,500	Completed.
Finsbury Park	Kinloch Gardens Open Space Improvements: Replacement of existing play equipment and introduction of natural play opportunities, amongst wider works.	£256,100	Completed.
Highbury East	Highbury Fields Tennis Courts: This scheme will deliver resurfacing of the tennis courts, replacement fencing and flood-lighting and also improvement to the netball courts.	£35,000	Being implemented.
Highbury East	Highbury Quadrant – play: The project has replaced the walls and surface of the existing ball court on Highbury Quadrant and the implementation of the play builder scheme.	£64,000	Completed.
Highbury East	Highbury Fields – play: The refurbishment of the existing playground building which contains public toilet and attendants hut has been delivered.	£102,500	Completed.
Highbury West	Gillespie Primary School playground - This scheme has upgraded the playground facilities.	£16,500	Completed.
Highbury West	Harvist Estate: The scheme delivered improvements to Harvist Estate including play improvements	£30,000	Completed.
Highbury West	Quill Street: Playspace improvements as part of wider works.	£9,700	Completed.
Highbury West	Rollit and Branston Houses: Improvements included play areas, community gardens, lighting, seating, landscaping and leisure facilities.	£165,000	Completed.
Highbury West	Ambler Primary School and Children’s Centre: This project will delivered playground improvements amongst other works.	£80,000	Completed.
Holloway	Martin Luther King Adventure Playground: This scheme will replace the existing, ageing building with a fit for purpose, wind and water tight building that will blend into the adventure playground, park and proposed home zone entrance to Paradise Park.	£175,000	Being implemented.

Holloway	New River College MUGA – Lough Road: This project delivered improvements to playspace and sports provision adjacent to Lough Road Pupil Referral Unit	£75,000	Completed.
Holloway	Papworth Gardens: Works included sport/play equipment and food growing which has been delivered.	£20,000	Completed
Holloway	Paradise Park Football Pitch: Increased Play value of the existing play area by replacing some of the existing play equipment and adding more natural play opportunities.	£90,000	Completed.
Holloway	Centre 404 – Garden Play structure - This scheme has delivered works which included the construction of a wheelchair accessible, interactive play and multi-sensory structure in the centres garden for children	£10,000	Completed.
Holloway	Caledonian Park – MUGA - Access improvements for Multi Use Games Area (MUGA) as there was not a step free access. Project has been delivered and works complete.	£10,000	Completed.
Junction	Tremlett Grove Estate – Works included additional equipment for the playground between Llewlyn House and Fell House.	£15,420	Completed.
Junction	Tufnell Park Playing Fields – Project provides improvements to the turf and drainage of the grass sports pitches provided.	£33,000	Completed.
Junction	Girdlestone Park play equipment – Some of the existing play equipment replaced with more natural play opportunities.	£9,500	Completed.
Mildmay	Hathersage Court/Besant Court Estates - As part of the new affordable housing development on this estate (45 new homes) a number of public realm and facilities improvements for existing residents will be delivered. This includes a new playground and block improvements to Hathersage and Besant Court.	£235,000	Being Implemented.
Mildmay	St. Paul’s Shrubbery – Improvements to the St Paul’s Shrubbery open space including improving the play space, increasing accessibility, landscaping and seating.	£85,000	Being Implemented.
Mildmay	Kerridge Court estate – ball pitch – New Multi Use Games Area	£5,000	Being Implemented.
St. George’s	Melyn Close Lighting and play area improvements - Upgrade of existing play area	£40,000	Being Implemented.
St. George’s	Brecknock Road – MUGA refurbishment: Upgrade to the Multi use games are including new fence, new surface and associated line markings, new goals ends and upgrades to pitch lighting.	£60,000	Being Implemented.
St. George’s	Hilldrop Community Centre Open Space: New play structures and resurfacing the concrete play area.	£24,000	Completed.
St. George’s	Hilldrop Crescent Kickabout: Improvement works to kickabout play facility were undertaken.	£80,000	Completed.
St. George’s	Dalmeny Park: The scheme has replaced the existing play equipment and introduced more natural play opportunities.	£56,700	Completed.

St. Mary's	Canonbury Court Open Space: Upgrade of the existing play equipment	£55,000	Being Implemented.
St. Mary's	Tynedale Mansions Estate: Playground and greenspace improvements	£110,000	Being Implemented.
St. Mary's	Milner Square MUGA and Play Facilities: New play equipment and panna court with basketball hoop installed on north side, new lawn and toddler play installed on the south.	£300,000	Being Implemented.
St. Mary's	Astey's Row MUGA and Play Facilities: This scheme aims to improve access, pathways, provide a new MUGA/sports area and replace the majority of play equipment.	£412,400	Being Implemented.
St. Mary's	Haslam Close MUGA refurbishment: Upgrade to the multi-use games area including new fence, new surface and associated line markings, new multi-use goal ends and upgrades to pitch lighting.	£60,000	Being Implemented.
St. Peter's	Basire Street Playground: The aim is to replace the existing MUGA/kickabout sides, line marking and installation of new fencing on two sides.	£50,000	Being Implemented.
St. Peter's	Union Square, Packington: Improvements to play provision, park furniture, railings, surfaces and planting has been delivered.	£2,800	Completed.
St. Peter's	Cluse Court: Improved fencing around the Cluse Court play area has been delivered.	£8,600	Completed.
St. Peter's	Graham Street Park: Graham Street Park Masterplan has been delivered which included measures that improve the park users sense of safety, a new play are, improved park boundary, a new multi-use games area, space for community events and better links with the canal basin.	£560,000	Completed.
Tollington	St Mark's CE Primary School: This scheme provided an astroturf pitch on the existing school playground for school and community use. The project formed part of a larger redevelopment of the school grounds.	£79,800	Completed.
Tollington	Crouch Hall Court Playground: The project upgraded and re-designed the existing three small playgrounds on the estate	£57,900	Completed.
Tollington	Wray Crescent – Playground: The scheme provided refurbishments of existing park playground building containing public toilets and attendants hut. The playground building has been refurbished and an accessible toilet was included in these improvement works.	£15,000	Completed.
Tollington	Wray Crescent – cricket pitch/park: This project improved the quality of the turf for cricket use as well as the installation of netting around the boundary to prevent damage to nearby property.	£38,300	Completed.
		£6.8m	

List of projects that have been identified through the Community Plans but not yet funded.

Ward	Project	Approximate Cost
Bunhill	King Square Gardens (play): Funding for more toddler play equipment.	£20,000
Caledonian	Hayward Adventure Playground: This scheme would involve the substantial redevelopment of the Hayward adventure playground	£325,000
Canonbury	St. Paul's South Open Space: This scheme would improve the play area by replacing some of the existing play equipment and by adding more natural play opportunities	£50,000
Clerkenwell	Brunswick Close Estate: This scheme would aim to make safe the footpath at Emberton and Brunswick Court playground as it is slippery in wet weather. The scheme may also involve a refurbishment of the playground and traffic calming at Brunswick & Emberton Courts.	£80,000
Clerkenwell	Myddelton Square Park: This project would involve a complete remodelling of the gardens, a new play area with more natural play opportunities and access improvements.	£250,000
Clerkenwell	Granville Square: The project would involve replacing the existing play equipment and fixed assets as the existing play area is not in a good condition.	£330,000
Highbury East	Highbury Fields – master plan – Implementation of the Vision for Highbury Fields: Potential improvements could include; design for improvements to southern area around mound and pool entrance (linked with Highbury Corner project), replace playground building, replace cafe building (ongoing), replace bandstand / two o'clock club building (ongoing), improve play facilities, resurface paths, create ecology and play garden, replace and refurbish furniture and Sustainable Urban Drainage Solution	£7m
Highbury East	<p>Harvist Estate play improvements: The aim of this project is to provide a greater range of play equipment to be used thereby improving the play value and range of play opportunities.</p> <p>Works may include incorporating the existing greenery into the play area to create a pleasant playground environment with a high landscape quality for child and carer to encourage greater use of a neglected play area.</p> <p>The increased usage of the parks would improve passive surveillance and consequent safety.</p>	£100,000
Holloway	Shearling Way Estate: This estate has been identified as needing investment to improve amenity and to address anti-social behaviour within the open spaces surrounding the estate. Improvements may include play areas, community gardens, lighting, seating, landscaping, leisure facilities, and/or re-allocation of space from other redundant uses such as excess parking.	£100,000
Mildmay	St Jude's Playground and Open Space Improvements: This project will re-landscape the dead area to remove shrubs and put more open low planting behind the fence. There is potential for community gardening space/allotments. The playground is underutilised and would benefit from improvements.	£100,000
Mildmay	Newington Green playground improvements: refurbish and improve the Newington Green Playground following consultation with the local community	£30,000
Mildmay	King Henry's Adventure Playground: Improvements to the facilities at the King Henry's Adventure Playground.	TBC

St. George's	Works to Upper Hilldrop Estate: Estate wide project: Works would include the redesign of the play area in front of Rushmore House with upgrade to equipment, wet pour play surface, with other associated works.	£125,000
St. George's	Works to Hilldrop Crescent/Moelwyn Hughes Court: Estate wide project. Works would include the redesign of the play area with upgrade to equipment, wet pour play surface, with other associated works.	£155,000
St. George's	Works to 21 to 36 Saxonbury Court: Redesign of the play area with upgrade to equipment, wet pour play surface, with other associated works including removal of gates and tree pruning. Estate entrance wall brick repairs.	£40,000
St. George's	Works to 41 to 70 Coombe House: Multi Use Games Area (MUGA) pitch regeneration; replacement of non-goal end, noise dampening court edge fences at 3m high with a cranked top, resurfacing of pitch and associated line marking.	£80,000
St. George's	Brecknock Estate – Multi Use Games Area: This scheme would provide refurbishments to the Multi Use Games Area (MUGA) including replacing the fencing of the ball court	£62,000
St. George's	Chambers Road Play Improvements: The following works for potential improvements to the play area have been identified: replacement of the slide unit and safety surface, resurfacing of the footpath with new edging and adjustments to be made to the new fencing around the ball court.	£53,000
St. Peter's	Morton Road Open Space Masterplan: The scheme aims to transform the open space and play areas by providing a new ball court, redesign of the play area and new equipment and improvements to the footpaths and grassed areas. Currently the park suffers from anti-social behaviour and the play area is in poor physical condition and lacks engagement value.	£543,000
Tollington	Kingsdown Road and Sussex Way Open Space: The existing space is a large open greenspace with no designated use other than a small contained playground that is limited in its play opportunities. Improvements will include the removal of the small contained playground on the adjacent plot, with some planting/landscaping to the small green area to provide a park/garden for local residents. Full re-design of the greenspace will provide a single functioning and attractive enclosed space offering opportunities for play and rest.	£60,000
Tollington	Sussex Close: The current play area has more benches than equipment in the space with encourages ASB. Renewal of the playground with more equipment that targets toddlers is appropriate, as older children can utilise the Cornwallis Youth Project.	£120,000
Tollington	Everleigh Street Open Space: This project would redesign the open space to provide new play equipment, leisure facilities, new safety structures, seating, additional railings to complete perimeter fencing and two easy-close gates	£86,000
		£2.7m